



OFF-PREMISE PARKING AGREEMENT

CITY OF ARLINGTON, TEXAS

I.

WHEREAS, it has been demonstrated before the Zoning Board of Adjustment that required off-premise parking for Parcel B can be provided on Parcel A to meet the requirements set forth in Article XVIII, Section 18-200, of the Zoning Ordinance of the City of Arlington.

WHEREAS, the Zoning Board of Adjustment has granted a special exception to allow _____ parking spaces on Parcel A to accommodate parking for the uses on Parcel B, and the owner of Parcel A consents to allow said parking spaces upon his parcel to be used in the calculations of the requirements for the uses on Parcel B and not be included in the calculation of any uses upon Parcel A.

This Off-Premise Parking Agreement shall become effective on _____, 20____, and shall be valid for so long as Parcel B is occupied by those uses listed below, and for the duration of such uses. Upon cessation of one of the uses listed for Parcel B, the rights of the remaining uses, if any, to utilize the off-premise parking area shall continue. Commencement of a new use on either Parcel A or B shall require the owner or operator of such new use to comply with the parking requirements for that use in effect at such time.

II.

This Off-Premise Parking Agreement shall be applicable only to the following properties:

PARCEL A

Subdivision Name: _____ Lot No. _____ Block No. _____

Recorded in: Volume _____ Page _____ Tarrant County

PARCEL B

Subdivision Name: _____ Lot No. _____ Block No. _____

Recorded in: Volume _____ Page _____ Tarrant County

III.

The owners of the parcels, or any portion thereof, hereby acknowledge that all parking areas located thereon shall be for the mutual non-exclusive use as a parking area of all invitees and/or permittees of the uses located on the parcels.

This agreement inures to the benefit of and binds the parties, their successors and assigns for so long as Parcel B uses require. This Agreement may not be amended without approval of the Arlington Zoning Board of Adjustment.

IV.

The Special Exception related to this Off-Premise Parking Agreement was approved by the Zoning Board of Adjustment of the City of Arlington on _____, 20____.

Director of Community Development and Planning

Violation of this agreement may result in revocation of a Certificate of Occupancy, fine, or both, in accordance with the Zoning Ordinance of the City of Arlington .

Building Official

Signed and agreed to, this the _____ day of _____, 20_____.

Parcel A Owner Name

Parcel B Owner Name

Parcel A Owner Signature

Parcel B Owner Signature

INDIVIDUAL ACKNOWLEDGEMENT

THE STATE OF TEXAS §

COUNTY _____ §

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this _____ day of _____, 20_____.

Notary Public in and for the State of Texas

CORPORATE ACKNOWLEDGEMENT

THE STATE OF TEXAS §

COUNTY OF _____ §

Before me, the undersigned authority, on this day personally appeared _____, Title _____ of _____, a corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, in the capacity therein state and as the act and deed of said corporation.

Given under my hand and seal of office on this _____ day of _____, 20_____.

Notary Public in and for the State of Texas

APPROVED AS TO FORM:

City Attorney